QUITCLAIM DEED

Karen Johnson
Batch # 1100651
02/13/2024 01:46:54 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240213-0010058

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-QCD-24-4601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Parviz Moghaddam and Parivash Bigdeli	**New Owners**	**09112002800**
(NAME)	(NAME)	
2420 Abbott Martin Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PARVIZ MOGHADDAM ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

PARVIZ MOGHADDAM AND PARIVASH BIGDELI, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 502 BLACK 85, PLAN NO. 1 WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PARVIZ MOGHADDAM, BY WARRANTY DEED, FROM SHIRZAD ETEMADI AND JAFAR F. NABI, OF RECORD IN INSTRUMENT NO. 20030408-0046361, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4601 Illinois Avenue, Nashville, TN, 37209.**

Witness our hands this the 9 day of February, 2024.

PARVIZ MOGHADDAM

PARVIZ MOGHADDAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PARVIZ MOGHADDAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 9 day of February, 2024.

Notary Public

My Commission Expires:

